

United States Bankruptcy Court  
District of MarylandIn re:  
Jefdan Properties, LLC  
DebtorCase No. 25-12364-NVA  
Chapter 11**CERTIFICATE OF NOTICE**District/off: 0416-1  
Date Rcvd: May 19, 2025User: admin  
Form ID: ntchrgbkPage 1 of 2  
Total Noticed: 2

The following symbols are used throughout this certificate:

**Symbol Definition**

+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 21, 2025:

Recip ID	Recipient Name and Address
db	+ Jefdan Properties, LLC, 2235 Conquest Way, Odenton, MD 21113-2679

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
	+ Email/Text: ustpregion04.ba.ecf@usdoj.gov	May 19 2025 19:25:00	U.S. Trustee Baltimore, 101 W. Lombard St., Room 2650, Baltimore, MD 21201-2623

TOTAL: 1

**BYPASSED RECIPIENTS**

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
tr		For Internal Use Only

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

**NOTICE CERTIFICATION****I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 21, 2025

Signature: /s/Gustava Winters**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 19, 2025 at the address(es) listed below:

Name	Email Address
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Gerard R. Vetter	gerard.r.vetter@usdoj.gov
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Maurice Belmont VerStandig

mac@mbvesq.com
lisa@mbvesq.com,mahlon@dcbankruptcy.com,mac@dcbankruptcy.com,verstandig.mauricer104982@notify.bestcase.com,versta
ndiglaw@recap.email

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Robert Grossbart

robert@grossbartlaw.com debra@grossbartlaw.com

US Trustee - Baltimore

USTPRegion04.BA.ECF@USDOJ.GOV

TOTAL: 4

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF MARYLAND  
at Baltimore**

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In re: Case No.: **25-12364 – NVA** Chapter: **11**

**Jefdan Properties, LLC**  
Debtor

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**NOTICE**

Virtual hearing – For hearing access information see [www.mdb.uscourts.gov/hearings](http://www.mdb.uscourts.gov/hearings) or call 410-962-2688.

PLEASE TAKE NOTICE that a hearing will be held

on 6/6/25 at 02:00 PM

to consider and act upon the following:

24 – Application to Employ Robert N. Grossbart as Counsel and Verified Statement of Proposed Party Filed by Jefdan Properties, LLC. (Attachments: # 1 List of All Creditors) (Grossbart, Robert)

30 – Objection on behalf of US Trustee – Baltimore Filed by Gerard R. Vetter (related document(s) 24 Application to Employ filed by Debtor Jefdan Properties, LLC). (Vetter, Gerard)

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**NOTICE TO MOVING PARTY**

**A service list or certificate of service regarding parties noticed by the court may be obtained through CM/ECF or PACER. If you believe that a party entitled to notice is not listed, please provide notice to that party forthwith and file an appropriate certification with the Clerk's office.**

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Dated: 5/19/25

Mark A. Neal, Clerk of Court  
by Deputy Clerk, Joseph Chandler  
410-962-4425